

Table Discussion

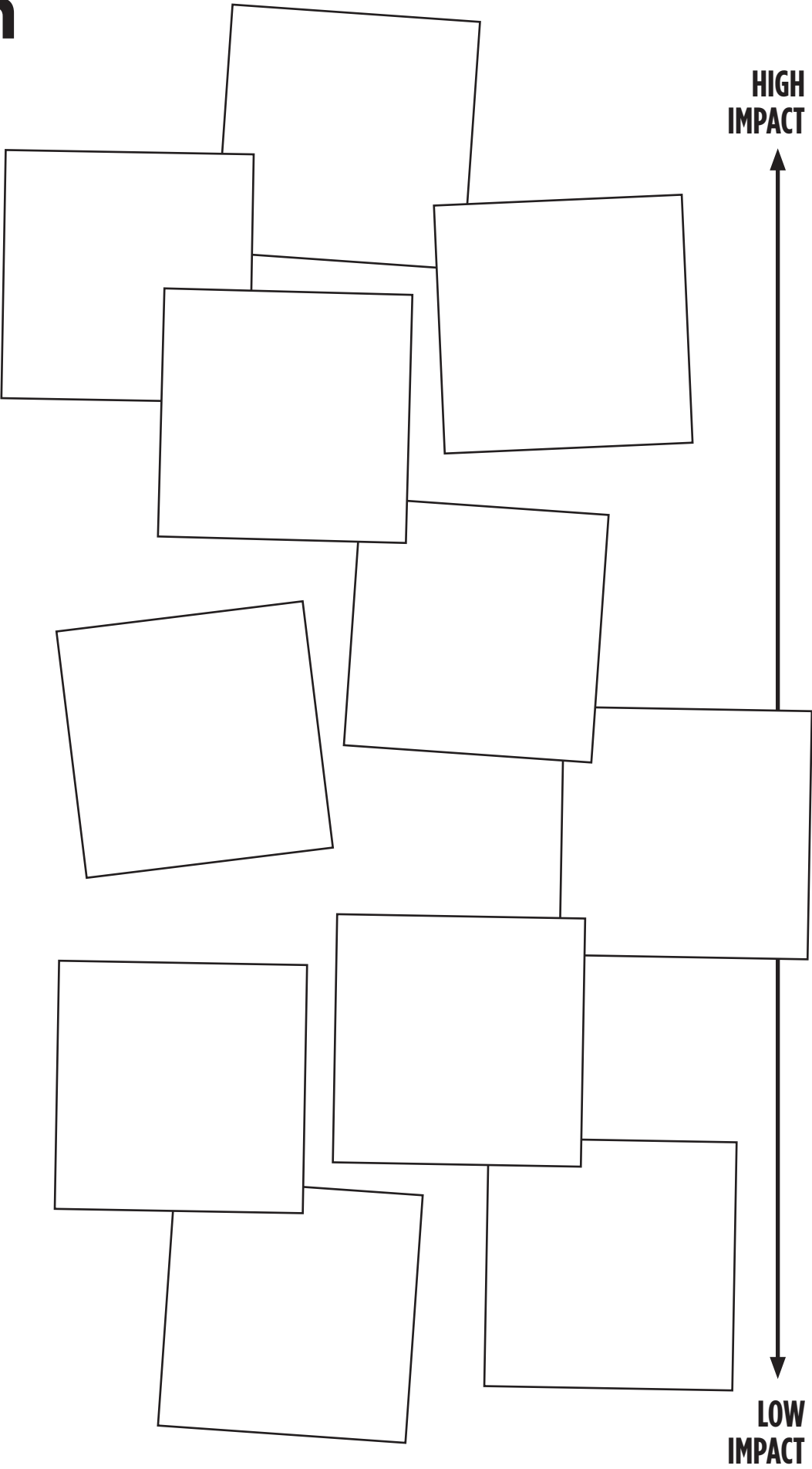
Over the last few years Grand Rapids has entered into a season of significant change. At your table, discuss what changes have impacted you, your family, and your neighbors. Plot your answers on the chart to the right from highest impact to lowest.

TOPICS TO CONSIDER

- Housing and rent prices
- Shopping and restaurants
- Education and schools
- Health & human services
- New construction
- Transportation and parking
- Job opportunities
- Access to loans

CONVERSATION PROMPTS

- What changes stand out the most?
- What changes have been subtle?
- Was anything shared that surprised you?
- What do you wish people would talk about more?



ABOUT YOU:

Name (Optional):

Relationship to your home:

☐ Own

☐ Rent

☐ Other

Do you have children in your household?

☐ Yes

☐ No

Neighborhood or Address:

Race / Ethnicity:

☐ African American

☐ Caucasian

☐ Native

☐ Asian

☐ LatinX

☐ Other

Are you a developer, landlord, or property manager?

☐ Yes

☐ No

ABOUT US:

By Right = Administrative Approval

In these amendments you’ll see a lot of references to Administrative Approval. This has also been called “By-Right.”

This doesn’t mean *anything* can be built.

Projects outside current zoning policy and the proposed amendments still aren’t permitted without a variance.

“By-Right,” or Administrative Approval means that the Planning Department legally must approve the project if it meets all existing criteria. This includes requirements for parking, greenspace, building height, and others articles referenced below.

ZONING 101

Building Materials & Design

Article 5

Site Layout & Building Placement

Articles 5, 6, 7, 8

Transportation & Mobility

Article 10

Landscape & Green Infrastructure

Article 11

Zoned Districts / Land Use Regulations

Articles 7, 8, 9

Neighborhood Classifications

Neighborhoods built at different times have different characteristics (Traditional, Mid-Century, Modern Era). Each neighborhood type shapes the zoning ordinances above.

Zoning Rules & Regulations

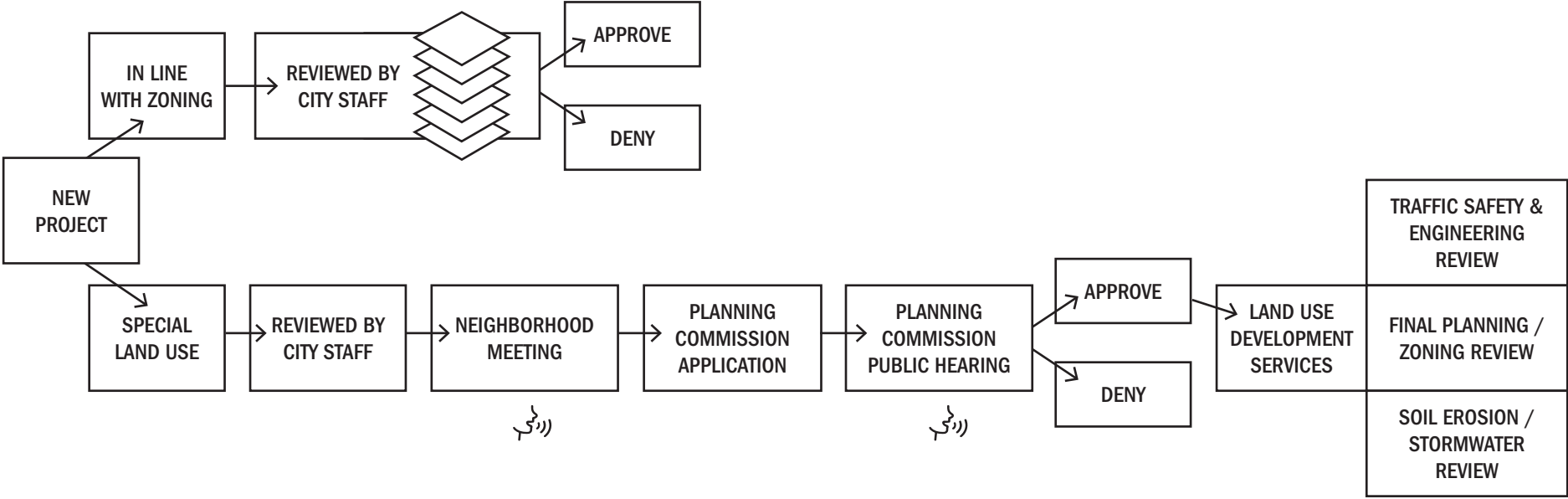
These rules shape the way our community looks and functions.

Master Plan

The Master Plan is a long range document that guides how the city is developed. It establishes the type, character and density of development that is appropriate in different areas of the community, including where new development might occur and where resources should be directed to revitalize or reuse already developed areas.

Area Specific Plans (ASPs) can be prepared as part of a development request in line with the Master Plan.

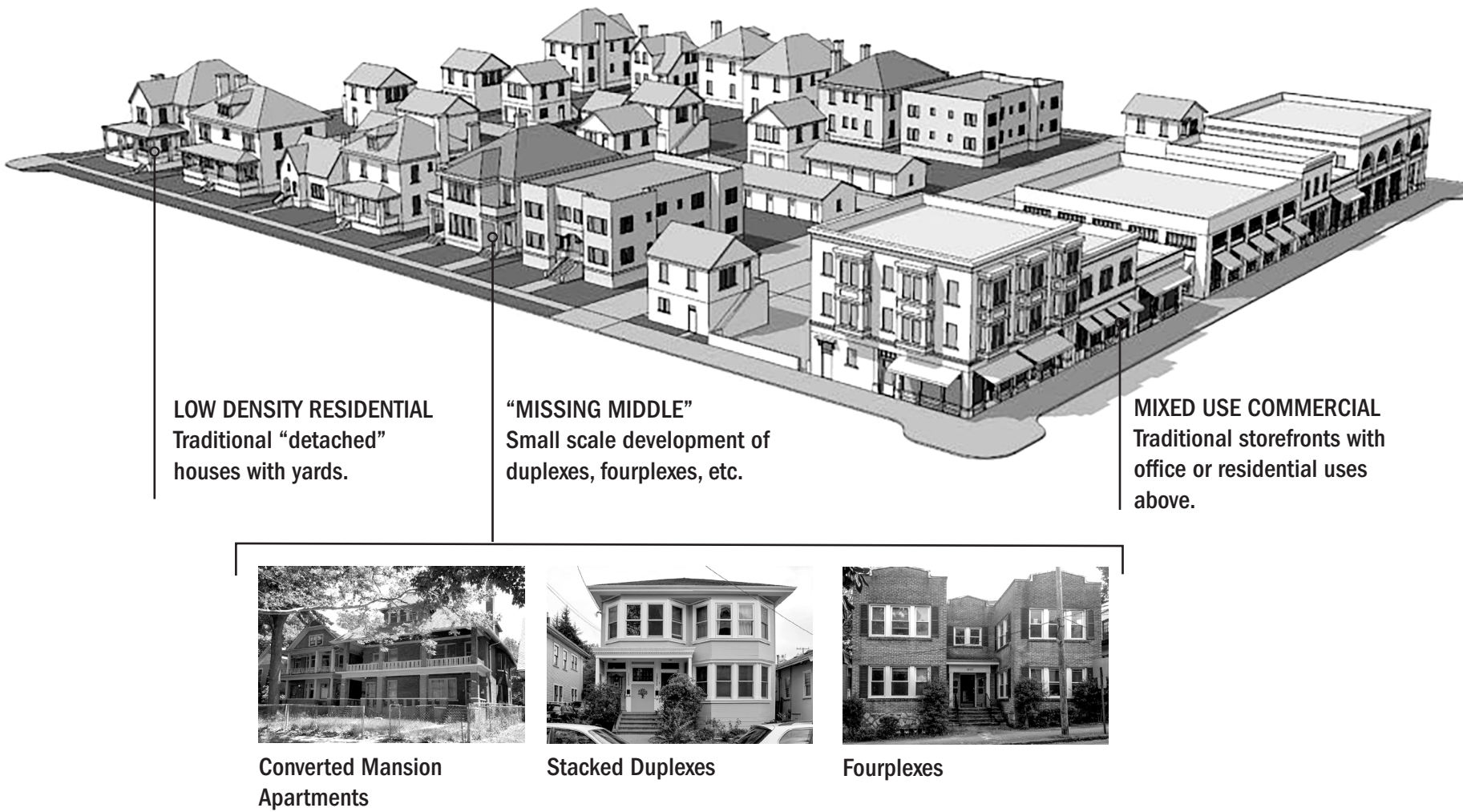
PROJECT PROCESS



“Missing Middle” housing is one way to infill density and build more walkable neighborhoods. These are small scale developments that are the size of a large house — like duplexes, fourplexes, bungalow courts and mansion apartments.

Amendment 3 makes it possible to build or convert to this type of housing with administrative approval on any corner lot in a Low Density Residential District and any lot inside of 500 ft of a Mixed-Use Commercial District.

WHAT THESE HOUSING TYPES MIGHT LOOK LIKE IN A NEIGHBORHOOD



IN ORDER TO ACCOMPLISH THIS THE FOLLOWING CHANGES WOULD NEED TO BE MADE:

Reduce minimum dwelling unit width from 18 feet to 14 feet. *This will also decrease building costs by eliminating the need for additional load bearing walls that are legally required above 14’.*

I feel confident enough to make a decision: ☐ Yes ☐ No

☐ I support this amendment as is.

☐ I am uncomfortable with this amendment as is and recommend the city _____.

Eliminate minimum lot area requirement (20,000 sq. ft.) for multi-family residential developments. *This is about 1/3 of a football field. Waivers for this requirement have been granted to allow for new “missing middle” housing types.*

I feel confident enough to make a decision: ☐ Yes ☐ No

☐ I support this amendment as is.

☐ I am uncomfortable with this amendment as is and recommend the city _____.

On any corner lot in an Low Density Residential zone district, this allows two-family residential development through either new construction or the conversion of existing structures with administrative approval.

I feel confident enough to make a decision: ☐ Yes ☐ No

☐ I support this amendment as is.

☐ I am uncomfortable with this amendment as is and recommend the city _____.

For any lot within five-hundred (500) feet of a Mixed-Use Commercial zone district, this would allow the construction of (or conversion existing to) a multi-family development on what was previously a single family lot with administrative approval when all of the following criteria is met:

- No more than 4 units per building
- Complies with maximum building width and footprint
- No more than 150% of the average home size on the block
- Development complies with existing form standards

I feel confident enough to make a decision: ☐ Yes ☐ No

☐ I support this amendment as is.

☐ I am uncomfortable with this amendment as is and recommend the city _____.

This density bonus would, under certain circumstances, allow the space required for land or units to be smaller than usual so that more housing can be made available.

If this proposal passes, developers would be allowed to build the same number of units on a smaller lot, or more units on the same sized lot, than current requirements only if:

- 1. 30% of the units are affordable at 60% AMI
- 2. A failure to perform clause is added with penalties for non-compliance

A VISUAL DESCRIPTION



AMI = AREA MEDIAN INCOME

For a family of four in Grand Rapids the AMI is around \$69,900/yr.

The Department of Housing and Urban Development (HUD) uses family size to determine their affordable housing subsidies. Below are estimates for 2019:

Household	60% of AMI	Monthly Rent
1 person	\$29,400	\$735/mo
2 people	\$33,600	\$840/mo
3 people	\$37,800	\$945/mo
4 people	\$41,940	\$1,048/mo

IN ORDER TO ACCOMPLISH THIS THE FOLLOWING CHANGES WOULD NEED TO BE MADE:

This adds an Affordable Housing Bonus within Residential Zone Districts and Mixed-Commercial Zone Districts with requirements that a project must:

- ☒ Include affordable housing in 30% of the units (Affordable = 60% AMI for both rentals and owner occupied units)
- ☒ Add a failure to perform clause and recording of agreement with deed

I feel confident enough to make a decision: ☐ Yes ☐ No

☐ I support this amendment as is.

☐ I am uncomfortable with this amendment as is and recommend the city _____.

Accessory Dwelling Units (ADUs) are small apartments with a design consistent to the main dwelling. These are either attached to the main house or as a separate building—usually in a backyard. ADUs are currently legal, but only when approved through Special Land Use procedures.

Amendment 8 would allow any homeowner to build a small ADU on their lot with administrative approval (subject to zoning requirements including parking and greenspace) in any residential zone district.

- This amendment would require the following:
1. The ADU must not be larger than 40% of the size of the primary home
 2. Must have owner-occupancy of one unit
 3. Sized between 400-800 sq.ft.

WHAT ADUs MIGHT LOOK LIKE IN A NEIGHBORHOOD



Basement entrance



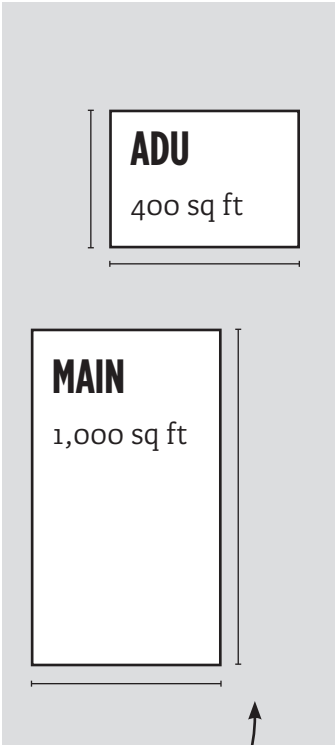
Attached above a garage



Detached standalone



Detached above a garage



FLOOR AREA RATIO

This is the total square footage of the main building divided by the total square footage of the ADU.

In the example to the left, the Floor Area Ratio is 40%.

IN ORDER TO ACCOMPLISH THIS THE FOLLOWING CHANGES WOULD NEED TO BE MADE:

Removes the 5,000 sq.ft. lot area requirement for an ADU so long as lots meet the established area for the applicable zone district.

I feel confident enough to make a decision: ☐ Yes ☐ No

☐ I support this amendment as is.

☐ I am uncomfortable with this amendment as is and recommend the city _____.

Increase the **Floor Area Ratio** from 25% to 40% between primary structure and ADU.

I feel confident enough to make a decision: ☐ Yes ☐ No

☐ I support this amendment as is.

☐ I am uncomfortable with this amendment as is and recommend the city _____.

Regulate maximum building height for detached ADUs. *This makes it possible to build a unit on top of a garage.*

I feel confident enough to make a decision: ☐ Yes ☐ No

☐ I support this amendment as is.

☐ I am uncomfortable with this amendment as is and recommend the city _____.

Eliminates the maximum occupancy and number of bedrooms limit for ADUs.

I feel confident enough to make a decision: ☐ Yes ☐ No

☐ I support this amendment as is.

☐ I am uncomfortable with this amendment as is and recommend the city _____.

Permits two-story detached ADUs. *This makes it possible to build a unit on top of a garage.*

I feel confident enough to make a decision: ☐ Yes ☐ No

☐ I approve of this amendment as is.

☐ I am uncomfortable with this amendment as is and recommend the city _____.

This amendment would allow non-condo zero lot line development—row house style homes—to be built with administrative approval inside a Low Density Residential district.

Grand Rapids currently allows this type of development in Mixed Density Residential districts.

WHAT “NON-CONDO ZERO LOT LINE” LOOKS LIKE IN A NEIGHBORHOOD



What does “non-condo” mean? These housing types can built without being owned or maintained by a home owners association

What does “zero lot line” mean? When homes are placed right on the edge(s) of their lot with at least one shared wall with their neighbor.

IN ORDER TO ACCOMPLISH THIS THE FOLLOWING CHANGES WOULD NEED TO BE MADE:

Permits attached single-family residential dwelling units by administrative approval within the LDR zone district where the following criteria is met:

- ☒ Eight (8) or less attached units per structure are proposed
- ☒ The parcel is within five-hundred (500) linear feet of a TBA, TOD, TCC or C zone district as measured from the closest point of the parcels along the public right-of way

I feel confident enough to make a decision: ☐ Yes ☐ No

☐ I support this amendment as is.

☐ I am uncomfortable with this amendment as is and recommend the city _____.

Reduce minimum dwelling unit width from eighteen (18) feet to fourteen (14) feet. *This change saves cost in construction by removing the need for a central load-bearing wall.*

I feel confident enough to make a decision: ☐ Yes ☐ No

☐ I support this amendment as is.

☐ I am uncomfortable with this amendment as is and recommend the city _____.

Remove the requirement for minimum lot width.
This would allow houses to occupy a more narrow lot.

I feel confident enough to make a decision: ☐ Yes ☐ No

☐ I support this amendment as is.

☐ I am uncomfortable with this amendment as is and recommend the city _____.

Reduce minimum lot area from 3,000 square feet to 1,500 square feet in LDR’s and from 2,250 square to 1,250 square feet in MDR’s. *Thinner lots would require deeper lots to meet the existing minimum square footage requirements. Almost no lots like this exist in the city. This change would allow current lot depths to accomodate updated widths.*

I feel confident enough to make a decision: ☐ Yes ☐ No

☐ I support this amendment as is.

☐ I am uncomfortable with this amendment as is and recommend the city _____.

City of Grand Rapids - Neighborhood Classifications and Zone Districts

TN	Traditional Neighborhoods	MCN	Mid-Century Neighborhoods
MON			Modern Era Neighborhoods
LDR	Low Density Residential	LDR	Low Density Residential
MDR	Mixed Density Residential	MDR	Mixed Density Residential
CC	City Center	TOD	Transit-Oriented Development
TCC	Transitional City Center	C	Commercial
TBA	Traditional Business Area		
TOD	Transit-Oriented Development		